

043.0

0006

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

894,400 / 894,400

USE VALUE:

894,400 / 894,400

ASSESSED:

894,400 / 894,400


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
46-48		BEACON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CARELLA-CHIAPPINI MARIA/TR	
Owner 2: CARELLA IRREVOCABLE TRUST	
Owner 3:	
Street 1: 48 BEACON STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: N

Source: Market Adj Cost	Total Value per SQ unit /Card: 417.55	/Parcel: 417.55
Total Card	0.106	447,300
Total Parcel	0.106	447,300

Land Unit Type:
Entered Lot Size

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: CARELLA JOSEPH-ETAL -	
Owner 2: CARELLA MICHELINA -	
Street 1: 72 BEACON STREET	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .106 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2142 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	
Street	
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact

No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family	4628	Sq. Ft.	Site	0	80.	1.21	1									447,072						447,100	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4628.000	447,300		447,100	894,400		30497

Total Card	0.106	447,300		447,100	894,400	Entered Lot Size	GIS Ref
------------	-------	---------	--	---------	---------	------------------	---------

Total Parcel	0.106	447,300		447,100	894,400	Total Land:	GIS Ref
--------------	-------	---------	--	---------	---------	-------------	---------

Source: Market Adj Cost	Total Value per SQ unit /Card: 417.55	/Parcel: 417.55	Land Unit Type:	Insp Date
-------------------------	---------------------------------------	-----------------	-----------------	-----------

11/26/18	13681!	Prior Id # 1: 30497
----------	--------	---------------------

PRINT	Date	Time
-------	------	------

12/29/21	23:26:57	Prior Id # 2:
----------	----------	---------------

LAST REV	Date	Time
----------	------	------

04/09/19	14:43:23	Prior Id # 3:
----------	----------	---------------

apro	3681	ASR Map:
------	------	----------

Fact Dist:		Reval Dist:
------------	--	-------------

Year:		LandReason:
-------	--	-------------

BldReason:		CivilDistrict:
------------	--	----------------

Ratio:		Ratio:
--------	--	--------

BUILDING PERMITS		ACTIVITY INFORMATION
------------------	--	----------------------

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
------	--------	---------	--------	-----	------------	----------	------------	---------	------	--------	----	------

11/26/2018	MEAS&NOTICE	CC	Chris C
------------	-------------	----	---------

3/26/2009	Meas/Inspect	189	PATRIOT
-----------	--------------	-----	---------

3/2/2000	Inspected	270	PATRIOT
----------	-----------	-----	---------

2/16/2000	Mailer Sent		
-----------	-------------	--	--

2/16/2000	Measured	197	PATRIOT
-----------	----------	-----	---------

11/1/1981		MM	Mary M
-----------	--	----	--------

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
-------	--------------------------------	---	---

